



## Board Direction

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**Ref: 27.245465**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup>, January 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

- (1) The site is unsuitable for the safe disposal of foul domestic effluent. Having regard to the conditions pertaining on site and to the proliferation of waste water treatment systems in the vicinity of the site the Board is not satisfied on the basis of the information submitted in connection with this application and appeal that the proprietary effluent treatment system and raised polishing filter proposed to serve the house proposed for retention is adequate to treat effluent arising from the proposed development in a manner that would not to give rise to the risk of pollution to surface water and/or ground water. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

(2) On the basis of the documentation submitted with the application and appeal the Board considered that the appellant had not demonstrated a housing need for a dwelling at this location and that his housing need could not be satisfactorily met in an established settlement centre. Accordingly, the Board considered that the proposed development would be contrary to national policy as set out in the Sustainable Rural Housing Guidelines

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup>, January 2016  
Paddy Keogh

**Note:** The Board considered that that in the absence of a Natura Impact Statement it cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Buckronev-Brittis Dunes and Fen SAC (site No. 000729) in view of the site's Conservation Objectives.